

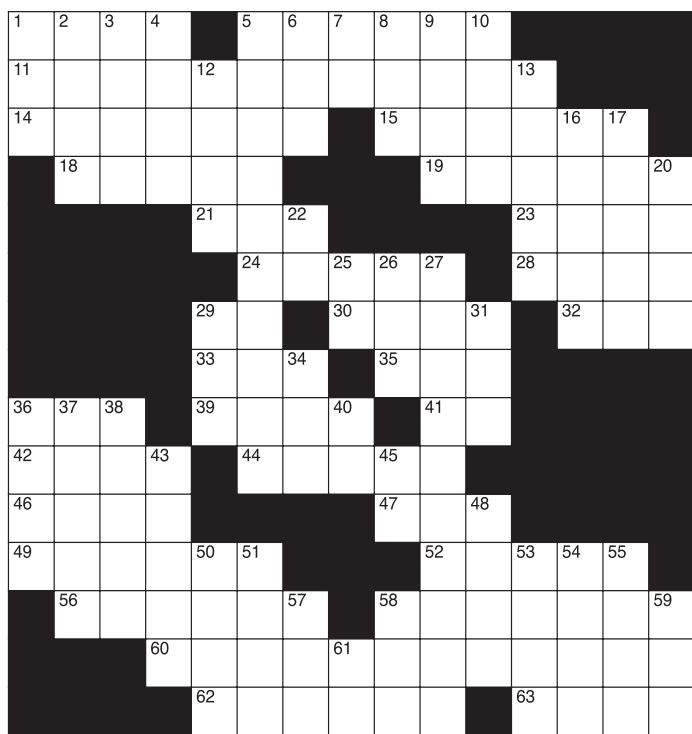
CLUES ACROSS

- 1. Absence of effort
- 5. Preserve a dead body
- 11. Gratitude
- 14. The act of coming together again
- 15. Simpler
- 18. Visionaries
- 19. Large, fish-eating bird
- 21. Indicates near
- 23. Former CIA agent and critic
- 24. Icelandic poems
- 28. Pop
- 29. "Hammer" is one
- 30. Senses of self-importance
- 32. Thyrotrophic hormone
- 33. Not around
- 35. Electronic data processing
- 36. Licenses and passports are two types

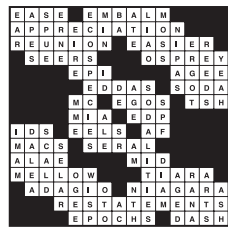
- 39. Snakelike fish
- 41. Air Force computers
- 42. Popular computers
- 44. Of a withered nature
- 46. Wings
- 47. Used in combination
- 49. Laid back
- 52. Jeweled headdress
- 56. In slow tempo
- 58. ___ Falls
- 60. Assertions made again
- 62. Periods of history
- 63. Hyphen

CLUES DOWN

- 1. Body part
- 2. Mimics
- 3. Expel large quantities rapidly
- 4. Sea eagle
- 5. A type of subdivision
- 6. Variety of Chinese
- 7. Mr. T's name on "The A-Team"
- 8. Consumed
- 9. Chinese dynasty
- 10. NFL great Randy
- 12. Ireland
- 13. Palm trees with creeping roots



- 16. Fungal disease
- 17. Impressionable persons
- 20. Affirmative! (slang)
- 22. Instinctive part of the mind
- 25. "The First State"
- 26. A way to develop
- 27. Fraternities
- 29. Woman (French)
- 31. Sunscreen rating
- 34. Beer
- 36. Spiritual leader
- 37. Indigo bush
- 38. Burn with a hot liquid
- 40. Junior's father
- 43. Ray-finned fishes
- 45. Morning
- 48. Line passing side to side through the center (abbr.)
- 50. Double curve
- 51. A small bundle of straw or hay
- 53. Got older
- 54. Crater on Mars
- 55. Humanities
- 57. Relating to the ears
- 58. "To the ___ degree..."
- 59. Residue of a burned product
- 61. It cools a home



Legal Notices-CAL

SHAMOUN to FIONA ZILLO SHAMOUN b) PIERCE BRADY SHAMOUN to PIERCE LAITH ZILLO SHAMOUN c) TYSON BRUCE SHAMOUN to TYSON BRUCE ZILLO SHAMOUN. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING 12/11/2024 8:30 a.m., Dept. 61 Superior Court 330 W Broadway San Diego, CA 92101 NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT (To appear remotely, check in advance of the hearing for information about how to do so on the court's website.

Legal Notices-CAL

To find your court's website, go to www.courts.ca.gov/find-my-court.htm.) A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian DATE: 10/21/2024 Maureen F. Hallahan Judge of the Superior Court **East County Californian- 147245 11/1,8,15,22/24**

NOTICE OF SALE OF ABANDONED PERSONAL PROPERTY

Notice is given that undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to sections 21700-21716 of the Business and Professions Code, Section 2328 of the Commercial Code, Section 535 of the Penal Code and provisions of the Civil Code. "SuperStorage", 10046 River St, Lakeside, CA 92040 will sell by competitive bidding ending on or after **November 14TH, 2024, on or after 10:00 A.M.**, property in storage units. Auction is to be held online at www.storage-treasures.com.

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Property to be sold includes, but is not limited to: Bookshelves, dressers, washers & dryers, desks, beds, tables and chairs, bed frames, mattresses, kitchen utensils, kitchenware, pots and pans, appliances, furnishings, clothing, household items, luggage, stereo equipment, cabinets, sporting equipment, fishing gear, camping gear, tools, construction equipment, computers, monitors, printers, toys, TV'S, bicycles, golf clubs, surfboards, office furniture, personal items, possible collectibles/antiques and boxed items contents unknown, belonging to the following:

LINDA ROELLE 10X20 NESTOR V. JULIO 10X17 JULIAN SUTGREY 10X20 RAYMOND MABEE 10X10

Purchases must be paid for at time of sale in CASH ONLY. All purchased items sold as is, where is. Items must be removed at the time of sale. Sales are subject to cancellation in the event of settlement between owner and obligated party. Advertiser reserves the right to bid. Dated the 24th day of October 2024.

Auction by Stor-

ESOTERIC ASTROLOGY AS NEWS FOR WEEK NOVEMBER 6 - 12, 2024

MANTRAM (PRAYER) OF UNIFICATION

I am writing this column before the U.S. election of November 5th has taken place. So I don't know the outcome (nor do we predict outcomes). I don't know what the psychology of the people might be after the election. So I am wondering what is on the minds of humanity.

The times are complex with the Forces of Darkness (Kali Yuga) all around having captured the minds of humanity in a false Matrix. The consequence is humanity's polarization and our country in a malaise.

The November 5th election, under the sign of Scorpio, is the most important event in the history of our country since its founding. Nine tests (physical, emotional and mental) are given to humanity during Scorpio. The November 5, 2024 election was part of the testing. This time is a transition of light seeking to emerge from the darkness (Ray 4 of Scorpio).

The Scorpio tests last until January 20 (inauguration day, Uranus at the midheaven), then through May 2025. How do we work with the tests? We are to examine our behaviors, cultivate virtues, know and identify our true nature (spirits). And then become harmonizers and unifiers in the world, responding to the needs of humanity after the election.

I am posting therefore the Mantram of Unification. The New Group of World Servers, men and women of Goodwill recite this mantram daily for humanity's well-being. Join us, everyone.

"The sons and daughters of men (thinking ones) are One and we are one with them. We seek to love, not hate; We seek to serve and not exact due service; We seek to heal, not hurt. Let pain bring due reward of light and love. Let the soul control the outer

form, and life and all events And bring to light the love that underlies the happenings of the time. Let vision come and insight. Let the future stand revealed. Let inner union demonstrate and outer cleavages be gone. Let love prevail. Let all of humanity love."

As we experience the Scorpio tests, we are to create the new reality which is unification, the golden age of Aquarius. Scorpio carries the test of Right Choice down into the physical plane, and then, when the tests are faced and handled rightly, the reasoning mind solves the problems, and our lives are carried up to the stars and into the heavens.

ARIES: So many questions are being posed now. How to be a harmonizer, how to unify, how to accelerate kindness and care for others. Also, how to more fully secure finances and resources and also stabilize relationships? These questions you ponder the next several months. Some answers. Maintain necessary confidentiality yet be very truthful with those you trust. Pay bills, organize and safeguard important papers, tend to long forgotten needs, and allow no alienation to occur.

TAURUS (April 21-May 21) Important tasks, set aside for months, now need assessing, doing, completing. These include deep cleaning, eliminating what is no longer needed, home repairs, ordering supplies, licensing, commitments, and something concerning marriage. Deep emotions emerge resulting from the Scorpio tests. They occur in your relationships. Partnerships need listening to and working through issues. Sit down together and talk with each other.

From heart to heart.

GEMINI (May 22-June 20) The nine tests reveal themselves in your day to day life and then dip into your creativity and play. Observe how this manifests, shifting back and forth, here and there. Simultaneously, assist others as their needs present themselves, fulfill more tasks at home, maintain better health, volunteer, floss more carefully, act as if you are beloved, and communicate with love as if the creation of the world depends upon it. It does.

CANCER (June 21-July 20) You might feel restricted, lost, alone and wandering far away from others, especially home and family. You may feel you are stretched in four directions, experiencing a loss of nurturance, financial fears, and unusual dreams intruding into reality. "What's truth and what's reality?" you ask. So this is all about the tests and you remember to step back and observe. And to envision more of a golden age.

LEO (July 21-Aug. 22) You may be concerned about money—lack or loss of it, loss of expectations or a job, of not receiving your share in a family legacy or will, or not knowing how to pay a bill or how to put enough away to purchase something important. You hide away in your home often, then enfolded in shadows, step out into the world while hiding possible grief. Take Ignatia Amara if grief persists. Death could be on your mind. Death is liberation. You are sensitive. Take care to protect yourself. Stand in the double pyramid.

VIRGO (Aug. 23-Sept. 22) A quiet, poised, calm frame of mind is what you need and with the Jupiter retro in Gemini and Scorpio Sun influencing communication, it is interesting you

may be talking more. I know that sounds like a paradox. Careful that you don't allow the critical nature of Mercury, Virgo, and Scorpio to take hold. Attempt to pass the Nine Tests with equanimity. Then assist others by holding the light of the Soul, your Soul, and the Soul of humanity within your heart. Always use your imagination. That is our spiritual creative tool.

LIBRA (Sept. 23-Oct. 22) It's good to review all monetary interactions – bills, loans and tithes - in order to carefully assess finances for the next three months. This is a good exercise to do several times a year. You'll discover actually that life is generous. In turn, you are to be generous, too. Give to (tithe) those in need. Do this scientifically. A bit each month. Financial differences could occur between friends, family and in relationships. Stand your ground, explain if needed. Then share more.

SCORPIO (Oct. 23-Nov. 21) The tests for you center on the quality and nature and realization of your self-identity. You are to observe through the lens of who you think you are, who you used to be, who you want to be and who you really are now and in the future. All this takes time. This is not to be confusing. It's to be clarifying, especially since the tests are made especially for Scorpios. Why? Because Scorpio is the sign of discipline. Watch your communication, of course. You know why, don't you?

SAGITTARIUS (Nov. 22-Dec. 20) How you observe and tend to the Nine Tests will determine what your next goals will be. So tend carefully to the physical, emotional and lower mental tests as they appear. Be observant so you can recognize them.

They will appear even in dreams, at odd times day or night, when you're about to fall asleep and in between thoughts, ideas and words on a page. Information is available through this testing experience. Keep your eyes wide open. Not eyes wide shut.

CAPRICORN (Dec. 21-Jan. 20) Dearest Capricorn, always moving upward and onward. The tests, none of which limit you, will occur in the groups you interact with. They will be such that at first you won't understand, but then through interactions, a transformation occurs within you. What, the nine tests will ask – what are your most important hopes, wishes and dreams for the future? Write down on a notecard, what I want the most and hold it close to your heart. You lead everyone to their destined purpose and goals.

AQUARIUS (Jan. 21-Feb. 18) Your work life is changing. If you are a writer, photographer, or artist the nine tests will emerge in your work world and present challenges. Embrace them. They are teachings. How to use the tests is to portray the hidden realities of life through the medium of your art. Make wherever you are feel like home. Host a home party. Use your artforms to write about, describe, and film what home means to you. This will anchor others into their own foundational sense of being.

PISCES (Feb.19-March 20) The world is quietly listening to you, your words, writings, teachings, ways of being. Make sure what you say contains words concerning beauty and the beloved. Write and speak as if you hold the world in your hands. Any and all movements you make, shift the reality and focus to the needs of humanity. What am I saying? That every action you make affects the outcome of all of humanity and also of all kingdoms. You are like a butterfly in the meadows. The fluttering and lifting of its wings, lifts the world to new heights. This is your power.

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ageTreasures.com
Phone (480) 397-6503
SuperStorage (619)
443-2552

EC Californian
11/1, 8/24-147254

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will and any codicils are available for examination in the file kept by the court.

The petition requests authority to administer the estate under the Independent Administration of Estates Act. (This authority will allow the personal representative to take many actions without obtaining court approval. Before taking certain very important actions, however, the personal representative will be required to give notice to interested persons unless they have waived notice or consented to the proposed action.) The independent administration authority will be granted unless an interested person files an objection to the petition and shows good cause why the court should not grant the authority.

A hearing on the petition will be held in this court as follows:

11/20/2024
1:30 p.m. Dept. 1603
1100 Union Street
San Diego, CA 92101
Court appearances may

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be made either in person or virtually, unless otherwise ordered by the Court. Virtual appearances must be made using the department's Microsoft Teams ("MS Teams") video link; or by calling the department's MS Teams conference phone number and using the assigned conference ID number. The MS Teams video conference links and phone numbers can be found at www.sd-court.ca.gov/ProbateHearings.

If you object to the granting of the petition, you should appear at the hearing and state your objections or file written objections with the court before the hearing. Your appearance may be in person or by your attorney.

If you are a creditor or a contingent creditor of the decedent you must file your claim with the court and mail a copy to the personal representative appointed by the court within the later of either (1) four months from the date of first issuance of letters to a general personal representative, as defined in section 58(b) of the California Probate Code, or (2) 60 days from the date of mailing or personal delivery to you of a notice under section 9052 of the California Probate Code. Other California statutes and legal authority may affect your rights as a creditor. You may want to consult with an attorney knowledgeable in California law.

You may examine the

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file kept by the court. If you are a person interested in the estate, you may file with the court a Request for Special Notice (form DE-154) of the filing of an inventory and appraisal of estate assets or of any petition or account as provided in Probate Code section 1250. A Request for Special Notice form is available from the court clerk.

Petitioner: LORI VAN DUSSELDORP, 4773 HOME AVE, SAN DIEGO, CA 92105.
619-262-2828
East County Californian 11/1, 8, 15/2024-147337

NOTICE TO CREDITORS
OF BULK SALE
(Secs. 6104, 6105 U.C.C.)
Escrow No. 161750P-CG

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s) and business address(es) of the seller(s) is/are: Will Power Community Fitness, Inc., a California Corporation, 8227 La Mesa Blvd., La Mesa, CA 91942

Doing business as: Will Power Community Fitness

All other business name(s) and address(es) used by the seller(s) within the past three years, as stated by the seller(s), is/are: NONE

The location in California of the chief execut-

CITY OF LEMON GROVE
CITY COUNCIL
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the City Council of the City of Lemon Grove will hold a Public Hearing to consider the recommended project to be funded through the Community Development Block Grant (CDBG) Program. The estimated allocation to be considered is \$123,483. This amount represents an allocation for Fiscal Year (FY) 2025-2026. All funds will be expended within the FY 2025-2026 period.

DATE OF MEETING: Tuesday, November 19, 2024

TIME OF MEETING: 6:00 p.m.

LOCATION OF MEETING: City of Lemon Grove Community Center
3146 School Lane
Lemon Grove, CA 91945

PROJECT NAME: CDBG FY 2025-2026

STAFF: Christian Olivas, Management Analyst
EMAIL: colivas@lemongrove.ca.gov
PHONE NUMBER: (619) 825-3813

Any interested person may review the staff report for this project and obtain additional information at the City of Lemon Grove located in City Hall at 3232 Main Street, Lemon Grove, CA 91945, weekdays, 7:00 a.m. – 6:00 p.m. City Hall is closed every Friday. One may also review the staff report for this project by visiting the City's website at www.lemongrove.ca.gov. If you wish to express concerns in favor or against the above, you may appear in person at the above described meeting or submit your concerns in writing to the City Clerk at jpablo@lemongrove.ca.gov.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the public hearing. If you have special needs requiring assistance at the meeting, please call the City Clerk's Office at (619) 825-3841 at least 24 hours prior to the meeting, so that accommodations can be arranged.

Joel Pablo, City Clerk, City of Lemon Grove.
Published in the East County Californian on Friday, November 8, 2024
East County Californian 11/8/2024-147644

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ive office of the seller(s) is: SAME AS ABOVE
The name(s) and business address of the buyer(s) is/are:
Antwan Investments Inc, a California Corporation, 8227 La Mesa Blvd, La Mesa, CA 91942

The assets to be sold are generally described as: BUSINESS, GOODWILL, TRADE NAME, COVENANT NOT TO COMPETE, FURNITURE, FIXTURES, EQUIPMENT, MACHINERY, LOGOS, COPYRIGHTS, SERVICE MARKS, TRADE MARKS, PATENTS, AND INVENTORY and are located at: Will Power Community Fitness" 8227 La Mesa Blvd, La Mesa, CA 91942

The bulk sale is intended to be consummated at the office of: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695 and the anticipated sale date is 11/27/2024.

This bulk sale is subject to California Uniform Commercial Code Section 6106.2

The name and address of the person with whom claims may be filed is: Allison-McCloskey Escrow Company, 4820 El Cajon Boulevard, San Diego, CA 92115-4695, and the last date for filing claims by any creditor shall be 11/26/2024, which is the business day before the anticipated sale date specified above.

NOTICE OF PUBLIC HEARING
PROPOSED DEVELOPMENT IMPACT FEE
UPDATES

Notice is hereby given that the **CITY COUNCIL** of the **CITY OF SANTEE** will hold a **PUBLIC HEARING** at its regular meeting scheduled at **6:30 PM**, on **Wed, November 13, 2024**.

SUBJECT: The City Council will consider (1) the adoption of a Nexus Study relating to increased development impact fees for public facilities, traffic signals, traffic mitigation, drainage, parks-in-lieu, fire facilities, long range planning, and program administration (collectively, the "DIFs"); and (2) adoption of the DIFs.

The Nexus Study and proposed DIFs will be adopted in accordance with the Mitigation Fee Act, including Government Code sections 66000 et seq. and 66016.5. The Nexus Study and all supporting data for the DIFs will be available for public review in the office of the City Clerk at Santee City Hall, 10601 Magnolia Ave, Bldg. 3, Santee, CA 92071, Mon-Thu 8AM-5PM, and Fri 8AM-1PM at least 10 days prior to the public hearing. The Nexus Study will also be posted on the City's website at www.cityofsanteeca.gov.

ADDITIONAL INFORMATION: Members of the public are invited to attend the hearing and express opinions or submit evidence for or against the proposed DIFs described above. At the above noted time and place, testimony from interested persons will be heard by the City Council and duly considered prior to taking action on the above proposed DIFs.

Pursuant to the California Government Code, please take notice as follows: If you challenge the action described in this written notice in court, you may be limited to raising only those issues you or someone else raises at the public hearing, or in written correspondence delivered to the City of Santee at, or prior to, the public hearing.

The City of Santee complies with the Americans with Disabilities Act. If you require reasonable accommodations for this meeting, contact the City Clerk's Office at 619-258-4100, ext. 114 at least three (3) working days prior to the date of the public hearing.

If you have any questions about the above proposal or want to submit comments, you may contact the City of Santee Finance Department, 10601 Magnolia Avenue, Santee, CA 92071-1222. Phone (619) 258-4100, ext. 144.
East County Californian 10/11, 11/1 & 11/08, /2024-146779

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Dated: 10/30/2024
Buyer's Signature
By: /s/ Ayman Antwan,
President
By: /s/ Ihsan Ghareeb,
Secretary
11/8/24
CNS-3867918#
LA MESA FORUM
ECC/La Mesa Forum
11/8/24-147557

NOTICE IS HEREBY GIVEN the undersigned intends to sell the personal property described below to enforce a lien imposed on said property pursuant to Sections 21700-21716 of the Business & Professions Code, Section 2328 of the UCC, Section 535 of the Penal Code and provisions of the Civil Code. Any vehicles sold will be under Section 3071 of motor vehicle code.

The Online bidding starts on 11/22/24 and ends at 9am 11/29/24. Full access to this auction can be viewed at www.bid13.com. The undersigned will be sold by competitive bidding at BID13 on or after 11/29/24 at 9:00 AM or later, on the premises where said property has been stored and which are located at:

American Eagle Self Storage
8810 Cuyamaca Street
Santee, CA 92071
County of San Diego
State of California

Belonging to:

1125 Reyna Gutierrez
3061 Rodney Spencer

Purchases must be

Legal Notices-CAL

paid for at the time of purchase in CASH ONLY. All purchased items sold as is and must be removed at the time of sale. Sale subject to cancellation in the event of settlement between owner and obligated party.
Bid 13 HST License #864431754
EC Californian 11/8/2024-147570

LIEN SALE 11/20/24 10AM
AT 3189 TYLER ST, CARLSBAD
20 HYUNDAI LIC# 9JL642 CA
V I N #
3KPC24A67LE115112
EC Californian 11/8/2024-147577

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO.

24CU017849C

TO ALL INTERESTED PERSONS: Petitioner: CHRISTINA NICOLE MALLET filed a petition with this court for a decree changing names as follows: CHRISTINA NICOLE MALLET to NICOLE CHRISTINA MALLET. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING 12/19/2024
8:30 a.m., Dept. 61
Superior Court
330 W Broadway
San Diego, CA 92101
NO HEARING WILL OCCUR ON THE DATE ABOVE;
PLEASE SEE ATTACHMENT
(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
DATE: 10/28/2024

NOTICE OF HEARING 12/19/2024

8:30 a.m., Dept. 61

Superior Court

330 W Broadway

San Diego, CA 92101

NO HEARING WILL OCCUR ON THE DATE ABOVE;

PLEASE SEE ATTACHMENT

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
DATE: 10/28/2024

NOTICE OF HEARING 12/19/2024

8:30 a.m., Dept. 61

Superior Court

330 W Broadway

San Diego, CA 92101

NO HEARING WILL OCCUR ON THE DATE ABOVE;

PLEASE SEE ATTACHMENT

(To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
DATE: 10/28/2024

NOTICE OF HEARING 12/19/2024

8:30 a.m., Dept. 61

Superior Court

330 W Broadway

Legal Notices-CAL

Maureen F. Hallahan
Judge of the
Superior Court
East County Californian- 147619
11/8,15,22,29/24

LIEN SALE

Notice is hereby given that pursuant to Section 21701-2171 of the business and Professions Code, Section 2382 of the Commercial Code, Section 535 of the Penal Code, Rockville RV & Self Storage 10775 Rockville St, Santee CA 92071 will sell by competitive bidding on or after 11-16-2024, 11:00am. Auction to be held online at www.bid13.com Property to be sold as follows: miscellaneous household goods, personal items, furniture, and clothing belonging to the following:
Unit #E277 Smith, Darnella
Unit #F747 Bradbury, Katlyn
Unit #G1169 Kent, David
11/1, 11/8/24
CNS-3864917#
SANTEE STAR
ECC/Santee Star
11/1, 8/24-147149

NOTICE TO CREDITORS OF BULK SALE

(Notice pursuant to UCC Sec. 6105)
Escrow No. 01403304-861-DF

NOTICE IS HEREBY GIVEN that a bulk sale is about to be made. The name(s), and business address(es) of the Seller(s) are: KIMBERLY FRYE, 310 13TH STREET, RAMONA, CA 92065

Doing business as DAVE'S AUTO TRUCK & RV SERVICE

All other business name(s) and address(es) used by the Seller(s) within the past three years, as stated by the Seller(s), is/are: DAVE'S AUTO; AND DAVE'S AUTO & TRUCK & RV, 310 13TH STREET, RAMONA, CA 92065

The location in California of the chief executive office of the seller is: 310 13TH STREET, RAMONA, CA 92065

The name(s) and business address of the Buyer(s) are: DAVID WESLEY BELL SNIDER, 16792 VISTA SUMMIT DRIVE, RAMONA, CA 92065

The assets being sold are generally described as: FURNITURE, FIXTURES, EQUIPMENT, INVENTORY, COVENANT NOT TO COMPETE AND GOODWILL and are located at: 310 13TH STREET, RAMONA, CA 92065

The bulk sale is intended to consummate at the office of: CHICAGO TITLE COMPANY, 920 GLENNEYRE, STE N, LAGUNA

NOTICE IS HEREBY GIVEN that the San Miguel Consolidated Fire Protection District Board of Directors will hold a Public Hearing pertaining to Ordinance 24-07 which proposes Annexation 8 into Community Facilities District 2022-1. The Public Hearing will take place Wednesday, November 13, 2024 at 5:30 p.m. in the District Board Room at 2850 Via Orange Way, Spring Valley, CA 91978. Please contact the Board Clerk at (619) 670-0500 or info@sanmiguelfire.org with any questions.

East County Californian 11/8/2024-146875

NOTICE IS HEREBY GIVEN that the San Miguel Consolidated Fire Protection District Board of Directors will hold a Public Hearing pertaining to Ordinance 24-07 which proposes Annexation 8 into Community Facilities District 2022-1. The Public Hearing will take place Wednesday, November 13, 2024 at 5:30 p.m. in the District Board Room at 2850 Via Orange Way, Spring Valley, CA 91978. Please contact the Board Clerk at (619) 670-0500 or info@sanmiguelfire.org with any questions.

East County Californian 11/8/2024-146875

NOTICE IS HEREBY GIVEN that the San Miguel Consolidated Fire Protection District Board of Directors will hold a Public Hearing pertaining to Ordinance 24-07 which proposes Annexation 8 into Community Facilities District 2022-1. The Public Hearing will take place Wednesday, November 13, 2024 at 5:30 p.m. in the District Board Room at 2850 Via Orange Way, Spring Valley, CA 91978. Please contact the Board Clerk at (619) 670-0500 or info@sanmiguelfire.org with any questions.

East County Californian 11/8/2024-146875

NOTICE IS HEREBY GIVEN that the San Miguel Consolidated Fire Protection District Board of Directors will hold a Public Hearing pertaining to Ordinance 24-07 which proposes Annexation 8 into Community Facilities District 2022-1. The Public Hearing will take place Wednesday, November 13, 2024 at 5:30 p.m. in the District Board Room at 2850 Via Orange Way, Spring Valley, CA 91978. Please contact the Board Clerk at (619) 670-0500 or info@sanmiguelfire.org with any questions.

East County Californian 11/8/2024-146875

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East County Californian 11/8/2024-146875

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East County Californian 11/8/2024-146875

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East County Californian 11/8/2024-146875

NOTICE OF PROPOSED
UPDATES TO THE ZONING CODE AND
SPECIFIC PLAN NO. 182

NOTICE IS HEREBY GIVEN that the El Cajon Planning Commission will hold a public hearing at **7:00 p.m., Tuesday, November 19, 2024** and the City Council will hold a public hearing at **3:00 p.m., Tuesday, December 10, 2024**, at the City Council Chambers, 200 Civic Center Way, El Cajon, CA, to consider:

AMENDMENT OF EL CAJON MUNICIPAL
CODE – ZONING CODE OMNIBUS UPDATE
(CITYWIDE).

This is a City-initiated proposal to amend Title 17 (Zoning) of the El Cajon Municipal Code. The proposed amendments address the need for minor changes to provide clarification or correct inconsistencies as well as streamline permit processes. No development is authorized with this project. Notable proposed changes to the Zoning Code include revisions for housing, residential and commercial land uses, and various other technical and minor changes for consistency. This project is exempt from the California Environmental Quality Act (CEQA).

AMENDMENT TO SPECIFIC PLAN NO. 182.

This is a City-initiated proposal to amend Specific Plan No. 182. The proposed amendments include allowing on-sale only alcoholic beverage establishments, adding requirements for decorative lighting, prohibiting animated or flashing signs including light ropes, and clarifying retail merchandise window display requirements. This project is exempt from the California Environmental Quality Act (CEQA).

The public is invited to attend and participate in these public hearings. The agenda report for this project will be available 72 hours prior to the Planning Commission and City Council meetings at <https://www.elcajon.gov/your-government/city-meetings-with-agendas-and-minutes-all>. In an effort to reduce the City's carbon footprint, paper copies will not be provided at the public hearing, but will be available at City Hall in the Project Assistance Center upon request.

If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the Commission, or prior to, the public hearing. The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities who require reasonable accommodation in order to participate in the public hearing should contact Planning at 619-441-1742. More information about planning and zoning in El Cajon is available at <http://www.elcajon.gov/your-government/department/community-development/planning-division>.

If you have any questions, or wish any additional information, please contact **NOAH ALVEY** at 619-441-1795 or via email at [nalvey@elca](mailto:nalvey@elcajon.gov)

Legal Notices-CAL

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Legal Notices-CAL

Legal Notices-CAL

Legal Notices-CAL

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Legal Notices-CAL

**CITY OF LEMON GROVE
REQUEST FOR PROPOSALS**

NOTICE IS HEREBY GIVEN that the City of Lemon Grove, California will accept sealed proposals at the Public Works Department located at 3232 Main Street, Lemon Grove, CA 91945 until **2:00 p.m., Tuesday, November 26, 2024**. Proposals shall be submitted in plain, sealed envelopes, marked on the outside with the project title: **Design and Project Planning Services for the Treganza Heritage Park Fountain**. The City of Lemon Grove is soliciting proposals from qualified design professionals having experience in the design and development of public spaces and related improvements to develop a preliminary design through a public engagement process for the utilization of the fountain area at Treganza Heritage Park. The award of the Agreement, if made, will be made to the consultant, who in the sole discretion of the City will best be able to perform the Agreement in a manner most beneficial to the City of Lemon Grove. The RFP document can be downloaded free of charge through the City's website, www.lemongrove.ca.gov. **Submittal of forms** (postmarks not accepted): Public Works Department, 3232 Main Street, Lemon Grove, CA 91945. For further information contact Atilano Moran, Senior Management Analyst, Public Work Department, at 619-825-3811 or by email at amoran@lemongrove.ca.gov.

Published in the East County Californian on Friday, November 8, 2024.
East County Californian 11/8/2024-147650

File No. 5043.3
APN: 506-110-16-05
TS #: 5043 14802976ANA-WO

PLEASE BE ADVISED, DELPHI LAW GROUP, LLP IS ACTING IN THE ROLE OF A DEBT COLLECTOR AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

RE: Creditor Association: Ranchwood Park Property Owners Association
Recorded Owner: Sashni-Cole Matthews
Property Address: 2 9 7 6 Anawood Way, Spring Valley, CA 91978
Mailing Address: 5 9 7 6 Tala Point Ct Apt 1, Bremerton, WA 98312-2094

NOTICE OF TRUSTEE'S SALE

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRINH BÀY TỌA LƯỚI VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

YOU ARE IN DEFAULT UNDER A NOTICE OF DELINQUENT ASSESSMENT LIEN (CIVIL CODE SECTION 5675) RECORDED 09/15/2023, AND ANY AMENDMENTS, UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONSULT A LAWYER.

NOTICE IS HEREBY GIVEN that on NOVEMBER 26, 2024, at 10:00AM, DELPHI LAW GROUP, LLP as Trustee; or Successor Trustee or Substituted Trustee of that certain Notice of Delinquent Assessment Lien, which was caused to be recorded by Ranchwood Park Property Owners Association ("Creditor Association") on September 15, 2023, as File/Page No. 2023-

0251345, and any amendments, of Official Records in the Office of the Recorder of San Diego County, California, and pursuant to that certain Notice of Default and Election to Sell recorded on January 8, 2024, as File/Page No. 2024-0004319, and any amendments, of Official Records of said County, will sell at public auction, under the power of sale conferred by Civil Code Section 5700, to the highest bidder for cash in lawful money of the United States of America or cashiers check made payable to the Trustee, at the offices of Delphi Law Group, LLP, 5868 Owens Ave., Suite 200, Carlsbad, CA 92008, in the City of Carlsbad, County of San Diego, State of California, Property situated in said County and State which is legally described in Exhibit A.

The street address or other common designation of Property to be sold is: 2976 Anawood Way, Spring Valley, CA 91978, the record owner of which is Sashni-Cole Matthews ("Owner"). The Assessor's Parcel Number of the Property is: 506-110-16-05.

Name and Address of Creditor Association at whose request the sale is being conducted:

Ranchwood Park Property Owners Association c/o Delphi Law Group, LLP
5868 Owens Ave., Suite 200
Carlsbad, CA 92008
(844) 433-5744
(844) 387-2537 (Sales Information)

Directions to and a detailed description of the above-described real property may be obtained by requesting the same in writing to the above-named beneficiary ("Creditor Association") within ten (10) days from the first publication of this notice.

Said sale will be made without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the unpaid balance currently due and owing under the aforesaid Notice of Delinquent Assessment Lien and/or late fees, costs of collection (including attorneys' fees), and interest, which said Owner is obligated to pay Creditor Association under Civil Code Section 5650, and fees, charges, and ex-

BEACH, CA 92651 and the anticipated sale date is: NOVEMBER 27, 2024. The bulk sale IS subject to California Uniform Commercial Code Section 6106.2. The name and address of the person with whom claims may be filed is: CHICAGO TITLE COMPANY, 920 GLENNEYRE, STE N, LAGUNA BEACH, CA 92651 and the last date for filing claims by a creditor shall be NOVEMBER 26, 2024, which is the business

**NOTICE OF PUBLIC HEARING
OF THE HELIX WATER DISTRICT BOARD OF DIRECTORS
TO CONSIDER AN INCREASE IN
MISCELLANEOUS FEES AND CHARGES**

NOTICE IS HEREBY GIVEN that the Helix Water District Board of Directors will hold a public hearing virtually/in-person during the regular board meeting on Wednesday, November 20, 2024, at which time the board will consider and may adopt increases in certain district fees and charges. Data available for public review includes the costs or estimated costs required to provide the services for which the fees and charges are to be levied and the revenue sources anticipated to provide the services. Any person desiring to review this data or participate in the virtual/in-person public hearing should contact Assistant Board Secretary Sarah M. Sample at 619-667-6225 or by email at sarah.sample@helixwater.org. Dated: November 5, 2024
By Order of the Helix Water District Board of Directors
Sarah M. Sample, Assistant Board Secretary
East County Californian 11/8,15/2024-147536

penses of the Trustee. WO. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale.

NOTE: THE PROPERTY IS BEING SOLD SUBJECT TO A RIGHT OF REDEMPTION CREATED BY CIVIL CODE SECTION 5715. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 844-387-2537 or visit this internet website: www.DelphiLLP.com/foreclosure information, using the file number assigned to this case: 5043 14802976ANA-

Date: 10/22/2024
Ranchwood Park Property Owners Association
By: Stephen M. Kirkland, for Delphi Law Group, LLP, as Trustee, Attorney, and Authorized Agent for Ranchwood Park Property Owners Association

EXHIBIT A LEGAL DESCRIPTION
Lot 6 Us 5 Per Doc86-276896&Und Int In Tr 011490
APN: 506-110-16-05

ECC/Spring Valley Bulletin 147232

day before the sale Dated: OCTOBER 23, date specified above. 2024

**Summary of City of Lemon Grove
Introduction of Ordinance No. 465**

City of Lemon Grove Ordinance No. 465 amends language to Chapter 18.27 of Title 18 of the Lemon Grove Municipal Code (LGMC), entitled "Alcoholic Beverage Sales." Ordinance 465 proposes to update the following sections in the LGMC by adding language to existing sections of the LGMC, define certain terms used for off-sale establishments that sell alcohol, further clarify existing definitions and provisions, ensure operating standards and requirements are understandable, and adding a new section: "18.27.130 – Enforcement."

The specific sections of Chapter 18.27 of Title 18 being amended and added are:
18.27.30 – Definitions
18.27.060 – Minimum Conditions of Approval
18.27.130 - Enforcement

This Ordinance was considered by the Planning Commission at its regularly scheduled meeting held on July 22, 2024 and is scheduled for its first reading at the November 19, 2024 regularly scheduled City Council meeting; if adopted, a second reading will be held by the City Council at its regularly scheduled meeting on December 3, 2024. A copy of the Ordinance is on file at City Hall and available for review at the Office of the City Clerk at 3232 Main Street, Lemon Grove, California.

Joel G. Pablo, City Clerk
Publish: November 8, 2024
East County Californian 11/8/2024-147649

NOTICE OF PUBLIC HEARING

The El Cajon City Council will hold a Public Hearing on **Tuesday, November 12, 2024, at 3:00 p.m.** in the Council Chambers at 200 Civic Center Way, El Cajon, CA, to consider the following:

Public Hearing for Underground Utility District #29 –South Johnson Avenue from W. Main Street to El Cajon Blvd.

Chapter 16.52 of the El Cajon Municipal Code establishes a procedure for the creation of underground utility districts and requires as the initial step in such procedure the holding of a public hearing to ascertain whether the public health, safety, or welfare requires the removal of poles, overhead wires, associated overhead structures, and the underground installation of wires and facilities for supplying electric, communication, or similar associated service in any such district.

This proposed district would underground the existing overhead electrical utilities on South Johnson Avenue from West Main Street to El Cajon Blvd. (Approximately 1,920 feet). This project is estimated to cost about \$3.6M. Currently, the City has approximately \$3,708,874 in San Diego Gas & Electric (SDG&E) Rule 20A funds that will be utilized for this purpose.

SDG&E administers undergrounding funds (Rule 20A) for the underground conversion projects of residential and business properties along major arterial streets. SDG&E assumes responsibility for these underground service conversion projects, including appropriate trench, conduit, secondary cable, and meter changes, including joint trench/conduit for communications facilities.

The proposed program is available for review in the City Clerk's Office at City Hall, 200 Civic Center Way, El Cajon. Please contact Mario Sanchez, City Engineer at (619) 441 1653 for questions.

The public is invited to attend and participate in this public hearing. Please call the City Clerk's Office at (619) 441-1763 if you have any questions regarding this notice of hearing. If you challenge the matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk at or before the public hearing.

The City of El Cajon encourages the participation of disabled individuals in the services, activities, and programs provided by the City. Individuals with disabilities requiring reasonable accommodation to participate in the City Council meetings should contact the City Clerk's Office at (619) 441-1763.

Angela L. Cortez, CMC
CITY CLERK
Publish: 11/01/24 & 11/08/24
East County Californian 11/1,8/2024-143592

Buyer(s)/Applicant(s): DAVID WESLEY BELL SNIDER, 2915059-PP ECC 11/8/24

East County Californian 11/8/2024-147632

NOTICE TO CREDITORS OF BULK SALE
(Division 6 of the Commercial Code)

Escrow No. 16133-CM Notice is hereby given that a bulk sale is about to be made. The name and business addresses of the seller are: LIONHEART FENCING ACADEMY, INC., A CALIFORNIA CORPORATION, 1331 N CUYAMACA STREET SUITE E, EL CAJON, CA 92020
Doing Business as: LIONHEART FENCING ACADEMY All other business name(s) and Address(es) used by the Seller(s) within the past three years, as stated by the Seller(s) are (if none, so state): NONE

The location in California of the chief executive office of the Seller is: 1331 N CUYAMACA STREET SUITE E, EL CAJON, CA 92020
The names and business address of the Buyer(s) are: ON POINT SPORTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, 12288 SEMILON BLVD., SAN DIEGO, CA 92131
The assets being sold are generally described as: FURNITURE, FIXTURES & EQUIPMENT, INVENTORY, STOCK IN TRADE, GOODWILL AND TRADE NAME OF THE FENCING ACADEMY KNOWN AS: LIONHEART FENCING ACADEMY and is/are business located at: 1 3 3 1 N CUYAMACA STREET SUITE E, EL CAJON, CA 92020

The bulk sale is intended to be consummated at the office of NORTH VIEW ESCROW CORP, 23234 LYONS AVE, SANTA CLARITA, CA 91321
Escrow No. 16133-CM, Escrow Officer: W. CRAIG MCGUIRE
The anticipated date of the bulk sale is NOVEMBER 27, 2024
This Bulk Sale is subject to Section 6106.2 of the Uniform Commercial Code

The name and address of the person who claims may be filed is: NORTH VIEW ESCROW CORP, 23234 LYONS AVE, SANTA CLARITA, CA 91321
Escrow No. 16133-CM, Escrow Officer: W. CRAIG MCGUIRE
The last date for filing claims by any creditor shall be: NOVEMBER 26, 2024 which is the business day before the anticipated sale date specified above.
DATED: OCTOBER 21, 2024
TRANSFEREES: ON POINT SPORTS LLC, A CALIFORNIA LIMITED LIABILITY COMPANY
2921209-PP ECC 11/8/24

East County Californian 11/8/2024-147645

ORDER TO SHOW CAUSE FOR CHANGE OF NAME CASE NO. 24CU018953C

TO ALL INTERESTED PERSONS: Petitioner: ABNER EUSEVIO FUENTES-FUENTES filed a petition with this court for a decree changing names as follows: ABNER EUSEVIO FUENTES-FUENTES to ABNER EUSEBIO FUENTES. THE COURT ORDERS that all persons interested in this matter shall appear before this court at the hearing indicated below to show cause, if any, why the petition for change of name should not be granted. Any person objecting to the name changes described above must file a written objection that includes the reasons for the objection at least two court days before the matter is scheduled to be heard and must appear at the hearing to show cause why the petition should not be granted. If no written objection is timely filed, the court may grant the petition without a hearing.

NOTICE OF HEARING 12/16/2024

8:30 a.m., Dept. 61 Superior Court 330 W Broadway San Diego, CA 92101
NO HEARING WILL OCCUR ON THE DATE ABOVE; PLEASE SEE ATTACHMENT (To appear remotely, check in advance of the hearing for information about how to do so on the court's website. To find your court's website, go to www.courts.ca.gov/find-my-court.htm.)

A copy of this Order to Show Cause shall be published at least once each week for four successive weeks prior to the date set for hearing on the petition in the following newspaper of general circulation, printed in this county: East County Californian
DATE: 10/24/2024
Maureen F. Hallahan Judge of the Superior Court
East County Californian- 147307 11/1,8,15,22/24

Legal Notices-CAL

AMENDED NOTICE OF PUBLIC SALE NOTICE IS HEREBY GIVEN pursuant to California Civil Code Section 798.56a and California Commercial Code Section 7210 that the following described property, which could include a lease or license, will be sold by BRENTWOOD MHP (Warehousman) at public auction to the highest bidder for cash, in lawful money of the United States, or a cashier's check, in lawful money of the United States, made payable to BRENTWOOD MHP (payable at time of sale). Said sale to be without covenant or warranty as to posses-

Legal Notices-CAL

tion, financing, title, encumbrances, or otherwise on an "as is" "where is" basis. The property which will be sold is described as follows (the "Property"): Year/Mobilehome: 1965 VILLAGER Decal Number: ABH3184 Serial Number(s): S1436 The current location of the subject Property is: Brentwood MHP, 1100 Industrial Blvd., Space J-30, Chula Vista, CA 91911. The sale will be held as follows: Date: November 18, 2024 Time: 10:30 a.m. Place: Entrance to the East County Regional Center By the Statue 250 E. Main St. El Cajon, CA 92020 The public auction will be made to satisfy the lien for storage of the Property that was deposited by MAYELA ROSALES, ESTATE OF AURELIA BEIZA and JULIAN ROSALES with BRENTWOOD MHP. Upon purchase of the mobilehome, the purchaser must remove the mobilehome from the Park within five (5) days from the date of purchase, and remit payment to the Park for daily storage fees of \$40.00 per day commencing from the date after the sale to the date the mobilehome is removed from the Park. Furthermore, the purchaser of the mobilehome shall be responsible for the cleanup of the space of all trash, pipes, wood, equipment/tools, etc., utilized in the removal of the mobilehome from the premises. Additionally, the purchaser shall also be liable for any damages caused to the Park during the removal of the mobilehome. The money that we receive from the sale, if any, (after paying our costs) will reduce the amount you owe. If we receive less money than you owe, you will still owe us the difference. If we receive more money than you owe, you will be entitled to the extra money, unless we must pay it to someone else with a security interest in the Property. The total amount due on this property including estimated costs, expenses, and advances as of the date of the public sale is \$29,875.43. The auction will be made for the purpose of satisfying the lien on the property, together with the cost of the sale. As set forth above, we have sent this Notice to the others who have an interest in the Property or who owe money under your agreement. DATED: October 16, 2024 GREGORY BEAM & ASSOCIATES, INC. By: Gregory B. Beam Authorized agent for Brentwood MHP (TS# 2720-004 SDI-31845) **East County Californian 11/1,8/2024-147017**

T.S. No. 125165-CA APN: 378-280-42-00 NOTICE OF TRUST-

Legal Notices-CAL

EE'S SALE IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 5/25/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12/9/2024 at 10:30 AM, CLEAR RECON CORP, as duly appointed trustee under and pursuant to Deed of Trust recorded 6/11/2007 as Instrument No. 2007-0370543 of Official Records in the office of the County Recorder of San Diego County, State of CALIFORNIA executed by: CAROL A LOGAN AN UNMARRIED WOMAN WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE; AT THE MAIN ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020 all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: MORE ACCURATELY DESCRIBED IN SAID DEED OF TRUST. The street address and other common designation, if any, of the real property described above is purported to be: 10424 LEN WAY, SANTEE CA 92071 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$28,915.21 If

Legal Notices-CAL

the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned or its predecessor caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (855) 313-3319 or visit this Internet website www.clearreconcorp.com, using the file number assigned to this case 125165-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to

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verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: Effective January 1, 2021, you may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (855) 313-3319, or visit this internet website www.clearreconcorp.com, using the file number assigned to this case 125165-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. FOR SALES INFORMATION: (855) 313-3319 CLEAR RECON CORP 3333 Camino Del Rio South, Suite 225 San Diego, California 92108 **ECC/Santee Star 11/1,8,15/2024-147257**

Title Order No. : 95529587 Trustee Sale No. : 87479 Loan No. : 399438042 APN : 578-102-11-00 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 12/13/2022 . UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12/2/2024 at 10:30 AM, CALIFORNIA TD SPECIALISTS, AS TRUSTEE as the duly appointed Trustee under and pursuant to Deed of Trust Recorded on 1/5/2023 as Instrument No. 2023-0002255 in book N/A, page N/A of official records in the Office of the Recorder of San Diego County, California, executed by: JV DEVELOPMENT, LLC, A CALIFORNIA LIMITED LIABILITY CORPORATION, as Trustor FRUMUNDA, LLC,

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as Beneficiary WILL SELL AT PUBLIC AUCTION TO THE HIGHEST BIDDER FOR CASH (payable at time of sale in lawful money of the United States, by cash, a cashier's check drawn by a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state). At: At the entrance to the East County Regional Center by the statue, 250 E. Main Street, El Cajon, CA 92020, NOTICE OF TRUSTEE'S SALE – continued all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County, California describing the land therein: LOT 49 OF MT. MIGUEL TERRACE, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4034, FILED IN THE RECORDER'S OFFICE OF SAN DIEGO COUNTY, DECEMBER 18, 1958. The property heretofore described is being sold "as is". The street address and other common designation, if any, of the real property described above is purported to be: 8632 EILEEN ST. SPRING VALLEY, CA 91977. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, if any, under the terms of the Deed of Trust, estimated fees, charges and expenses of the Trustee and of trusts created by said Deed of Trust, to-wit: \$447,026.45 (Estimated). Accrued interest and additional advances, if any, will increase this figure prior to sale. The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election of Sell to be recorded in the county where the real property is located and more than three months have elapsed since such recording. DATE: 10/25/2024 CALIFORNIA TD SPECIALISTS, AS TRUSTEE, as Trustee 8190

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EAST KAISER BLVD., ANAHEIM HILLS, CA 92808 PHONE: 714-283-2180 FOR TRUSTEE SALE INFORMATION LOG ON TO www.stoxposting.com CALL: 844-477-7869 PATRICIO S. INCE, VICE PRESIDENT CALIFORNIA TD SPECIALIST IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. "NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid on a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of the outstanding lien that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call 844-477-7869, or visit this internet Web site www.stoxposting.com, using the file number assigned to this case T.S.# 87479. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale." For sales conducted after January 1, 2021: NOTICE TO TENANT:

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You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (844) 477-7869, or visit this internet website www.STOXPOSTING.com, using the file number assigned to this case 87479 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid; by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code; so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **ECC/Spring Valley Bulletin 11/8,15,22/2024-147299**

A.P.N.: 517-131-04-00 Trustee Sale No.: 2024-1858 Order No. 2503067CAD NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 6/1/2017. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder, payable at time of sale in lawful money of the United States, by a cashier's check drawn on a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state; will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter de-

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scribed property under and pursuant to a Deed of Trust described below. The sale will be made, in an "as is" condition, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. Trustor: MAZIN YAKO, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY Duly Appointed Trustee: S.B.S. TRUST DEED NETWORK, A CALIFORNIA CORPORATION Deed of Trust recorded 6/14/2017 as Instrument No. 2017-0266900 in book XX, page XX of Official Records in the office of the Recorder of San Diego County, California, Date of Sale : 12/2/2024 at 10:30 AM Place of Sale: AT THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN STREET, EL CAJON, CALIFORNIA 92020 Amount of unpaid balance and other reasonable estimated charges : \$1,271,373.47 Street Address or other common designation of purported real property: 1588 HILLSDALE ROAD EL CAJON, CA 92019 A.P.N.: 517-131-04-00 The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the trustee within 10 days of the date of first publication of this Notice of Sale. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encour-

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aged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call FOR SALES INFORMATION, PLEASE CALL (855) 986-9342 or visit this internet web-site www.superiordefault.com, using the file number assigned to this case 2024-1858. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call FOR SALES INFORMATION, PLEASE CALL (855) 986-9342, or visit this internet website www.superiordefault.com, using the file number assigned to this case 2024-1858 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds

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and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. Date: 10/23/2024 S.B.S TRUST DEED NETWORK, A CALIFORNIA CORPORATION 31194 La Baya Drive, Suite 106, Westlake Village, California, 91362.818-991-4600 By: Colleen Irby, Trustee Sale Officer (TS#2024-1858 SDI-32011)

East County Californian 11/8,15,22/2024-147379

NOTICE OF TRUSTEE'S SALE TS No. CA-24-992806-SH Order No.: FIN-24006284 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 4/20/2007. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): DAVID DE SOTO AND SIPOLOGA F DE SOTO, HUSBAND AND WIFE Recorded: 4/25/2007 as Instrument No. 2007-0281234 and modified as per Modification Agreement recorded 12/17/2021 as Instrument No. 2021-0851263 of Official Records in the office of

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the Recorder of SAN DIEGO County, California; Date of Sale: 12/2/2024 at 10:00 AM Place of Sale: At the entrance to the East County Regional Center by the statue, located at 250 E. Main St., El Cajon, CA 92020 Amount of unpaid balance and other charges: \$459,580.98 The purported property address is: 7939 NICHALS STREET, LEMON GROVE, CA 91945 Assessor's Parcel No.: 577-100-05-00 NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916-939-0772 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-992806-SH. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the scheduled sale. NO-

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TICE TO TENANT: You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call 916-939-0772, or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-24-992806-SH to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. NOTICE TO PROSPECTIVE OWNER-OCCUPANT: Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse

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against the Trustor, the Trustee, the Beneficiary, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 916-939-0772 Or Login to: <http://www.qualityloan.com> Reinstatement Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-24-992806-SH IDSPub #0225169 11/8/2024 11/15/2024 11/22/2024

ECC/Lemon Grove Review 11/8,15,22/2024-147505

TS No.: 8792023 TS No.: CA2400290435 APN: 394-330-40-00 Property Address: 12882 CASTLE COURT DRIVE LAKESIDE, CA 92040 NOTICE OF TRUSTEE'S SALE YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 07/01/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. On 12/11/2024 at 10:00 A.M., First American Title Insurance Company, as duly appointed Trustee under and pursuant to Deed of Trust recorded 07/08/2005, as Instrument No. 2005-0574406, in book , page , of Official Records in the office of the County Recorder of SAN DIEGO County, State of California. Executed by: DONALD EUGENE GRAY AND SUE ANN GRAY, TRUSTEES OF THE GRAY FAMILY TRUST OF 1998, WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK/CASH EQUIVALENT or other form of payment authorized by 2924h(b), (Payable at time of sale in lawful money of the United States) At the entrance to the East County Regional Center by the statue, 250 E. Main St., El Cajon, CA 92020 All right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as: AS MORE FULLY DESCRIBED IN THE ABOVE MENTIONED DEED OF TRUST APN# 394-330-40-00 The street address and other common designation, if any, of the

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real property described above is purported to be: 12882 CASTLE COURT DRIVE, LAKESIDE, CA 92040 The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. Said sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by said Deed of Trust, with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$ 429,798.10. The beneficiary under said Deed of Trust has deposited all documents evidencing the obligations secured by the Deed of Trust and has declared all sums secured thereby immediately due and payable, and has caused a written Notice of Default and Election to Sell to be executed. The undersigned caused said Notice of Default and Election to Sell to be recorded in the County where the real property is located. NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary,

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trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and if applicable, the rescheduled time and date for the sale of this property, you may call (916)939-0772 or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2400290435 Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (916)939-0772, or visit this internet website <http://search.nationwideposting.com/propertySearchTerms.aspx>, using the file number assigned to this case CA2400290435 to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee,

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the Mortgagee or the Mortgagee's attorney. Date: First American Title Insurance Company 4795 Regent Blvd, Mail Code 1011-F Irving, TX 75063 FOR TRUSTEES SALE INFORMATION PLEASE CALL (916)939-0772NPP0466882 To: SANTEE STAR 11/1/08/2024, 11/1/15/2024, 11/2/2024

ECC/Santee Star 11/8,15,22/2024-147526

NOTICE OF TRUSTEE'S SALE TS No. CA-23-965127-CL Order No.: FIN-23005533 YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 3/15/2018. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER. A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale. BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE. Trustor(s): Raymond Tiffany and Julia A Tiffany, husband and wife, as community property Recorded: 3/22/2018 as Instrument No. 2018-0112152 of Official Records in the office of the Recorder of SAN DIEGO County, California; Date of Sale: 12/2/2024 at 9:00:00 AM Place of Sale: At the Entrance of the East County Regional Center, 250 E. Main Street, El Cajon, CA 92020 Amount of unpaid balance and other charges: \$680,834.82 The purported property address is: 5676 DEHESA ROAD, EL CAJON, CA 92019 Assessor's Parcel No.: 513-073-27-00 NO-

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TICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size

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of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property. **NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a cour-

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tesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 1-800-280-2832 for information regarding the trustee's sale or visit this internet website <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-23-965127-CL. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the internet website. The best way to verify postponement information is to attend the

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scheduled sale. **NOTICE TO TENANT:** You may have a right to purchase this property after the trustee auction pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call CA-23-965127-CL, or visit this internet website <http://www.qualityloan.com>, using the file

Legal Notices-CAL

number assigned to this foreclosure by the Trustee: CA-23-965127-CL to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase. **NOTICE TO PROSPECTIVE OWNER-OCCUPANT:** Any prospective owner-occupant as defined in Section 2924m of the California Civil Code who is the last and highest bidder at the trustee's sale shall provide the required affidavit or declaration of eligibility to the auctioneer at the trustee's sale or shall have it delivered to QUALITY LOAN SERVICE CORPORATION by 5 p.m. on the next business day following the trustee's sale at the address set forth in the below signature block. **NOTICE TO PROSPECTIVE POST-SALE OVER BIDDERS:** For post-sale information in accordance with Section 2924m(e) of the California Civil Code, use file number CA-23-965127-CL and call (866) 645-7711 or login to: <http://www.qualityloan.com>. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. Date: QUALITY LOAN SER-

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VICE CORPORATION 2763 Camino Del Rio S San Diego, CA 92108 619-645-7711 For NON SALE information only Sale Line: 1-800-280-2832 Or Login to: <http://www.qualityloan.com> Post-Sale Information (CCC 2924m(e)): (866) 645-7711 Reinstatement or Payoff Line: (866) 645-7711 Ext 5318 QUALITY LOAN SERVICE CORPORATION TS No.: CA-23-965127-CL IDSPub #0225194 11/8/2024 11/15/2024 11/22/2024 **ECC/EI Cajon Eagle 11/8, 15, 22/2024-147537**

Legal Notices-CAL

made payable to 21st Mortgage Corporation, and delivered to the undersigned at Steele, LLP, 17272 Red Hill Avenue, Irvine, California 92614, or at the place and time of sale. There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition. This Firm May Be Collecting A Debt And Any Information We Obtain Will Be Used For That Purpose. The sale date shown on the attached notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court. The law requires that information about trustee sale postponements be made available to the public as a courtesy to those not present at the sale. If you wish to learn whether the sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website address www.mkconsultantsinc.com, using the file number assigned to this case 0099-6126. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Dated: October 30, 2024 21st Mortgage Corporation By: /s/ Raymond Soriano Steele, LLP, as Agent Tel: (949) 222-1161 **ECC/La Mesa Forum 11/8/2024-147571**

Legal Notices-CAL

between you, as debtor, and, 21st Mortgage Corporation as secured party, and pursuant to the rights of the undersigned under said Security Agreement and Section 9610 of the California Uniform Commercial Code. At any time before the sale, you may redeem said collateral in accordance with your rights under Section 9623 of the California Uniform Commercial Code, by tendering the estimated amount of \$127,538.15 in payment of the unpaid balance of the obligation, secured by the property to be sold, including expenses reasonably incurred by the undersigned in retaking, holding, and preparing the collateral for disposition, in arranging for the sale, and for reasonable attorney's fees and for reasonable legal expenses incurred in the foreclosure. It will be necessary to contact the agent for updated figures after the date of this notice. Such tender must be in the form of cash, certified check, or cashier's check drawn upon a California bank or savings institution, and may be made payable to 21st Mortgage Corporation, and delivered to the undersigned at Steele, LLP, 17272 Red Hill Avenue, Irvine, California 92614, or at the place and time of sale. There is no warranty relating to title, possession, quiet enjoyment, or the like in this disposition. This Firm May Be Collecting A Debt And Any Information We Obtain Will Be Used For That Purpose. The sale date shown on the attached notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court. The law requires that information about trustee sale postponements be made available to the public as a courtesy to those not present at the sale. If you wish to learn whether the sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (877) 440-4460 or visit this Internet Website address www.mkconsultantsinc.com, using the file number assigned to this case 0099-6124. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Website. The best way to verify postponement information is to attend the scheduled sale. Dated: October 30, 2024 21st Mortgage Corporation By: /s/ Raymond Soriano Steele, LLP, as Agent Tel: (949) 222-1161 **ECC/La Mesa Forum 11/8/2024-147572**

T.S. No.: 2023-01827-CA

charges: \$ 322,745.89

cessful bidder shall have no further recourse.

be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

A.P.N.:383-214-05-00
Property Address: 9332 OAKBOURNE ROAD, SANTEE, CA 92071

NOTICE OF TRUSTEE'S SALE

The beneficiary of the Deed of Trust has executed and delivered to the undersigned a written request to commence foreclosure, and the undersigned caused a Notice of Default and Election to Sell to be recorded in the county where the real property is located.

NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE

THE TRUSTEE WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, A SAVINGS ASSOCIATION OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

NOTICE OF TRUSTEE'S SALE

NOTICE OF TRUSTEE'S SALE

PURSUANT TO CIVIL CODE § 2923.3(a) and (d), THE SUMMARY OF INFORMATION REFERRED TO BELOW IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size

NOTICE TO TENANT: You may have a right to purchase this property after the trustee auction, if conducted after January 1, 2021, pursuant to Section 2924m of the California Civil Code. If you are an "eligible tenant buyer," you can purchase the property if you match the last and highest bid placed at the trustee auction. If you are an "eligible bidder," you may be able to purchase the property if you exceed the last and highest bid placed at the trustee auction. There are three steps to exercising this right of purchase. First, 48 hours after the date of the trustee sale, you can call (877)-518-5700, or visit this internet website <https://www.realtybid.com/>, using the file number assigned to this case 2023-01827-CA to find the date on which the trustee's sale was held, the amount of the last and highest bid, and the address of the trustee. Second, you must send a written notice of intent to place a bid so that the trustee receives it no more than 15 days after the trustee's sale. Third, you must submit a bid, by remitting the funds and affidavit described in Section 2924m(c) of the Civil Code, so that the trustee receives it no more than 45 days after the trustee's sale. If you think you may qualify as an "eligible tenant buyer" or "eligible bidder," you should consider contacting an attorney or appropriate real estate professional immediately for advice regarding this potential right to purchase.

注：本文件包含一个信息摘要

All right, title, and interest conveyed to and now held by the trustee in the herein-after described property under and pursuant to a Deed of Trust described as:

More fully described in said Deed of Trust.

Street Address or other common designation of real property: 9332 OAKBOURNE ROAD, SANTEE, CA 92071

참고사항: 본 첨부 문서에 정보 요약서가 있습니다
NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACION DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

The undersigned Trustee disclaims any liability for any incorrectness of the street address or other common designation, if any, shown above.

The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust with interest thereon, as provided in said note(s), advances, under the terms of said Deed of Trust, fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: \$ 322,745.89.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call (866)-960-8299 or visit this Internet Web site <https://www.altisource.com/loginpage.aspx> using the file number assigned to this case 2023-01827-CA. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately

IMPORTANT NOTICE TO PROPERTY OWNER: YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 08/25/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

Trustor: Gaileta J Schultz and Richard J Schultz, wife and husband as joint tenants
Duly Appointed Trustee: Western Progressive, LLC
Deed of Trust Recorded 09/08/2006 as Instrument No. 2006-0639542 in book ---, page--- and further modified by that certain Modification Agreement recorded on 02/23/2010, as Instrument No. 2010-0089830 of Official Records in the office of the Recorder of San Diego County, California,
Date of Sale: 12/04/2024 at 10:30 AM
Place of Sale: A T THE ENTRANCE TO THE EAST COUNTY REGIONAL CENTER BY THE STATUE, 250 E. MAIN STREET, EL CAJON, CA 92020

Date: October 17, 2024
Western Progressive, LLC, as Trustee for beneficiary
C/o 1500 Palma Drive, Suite 238
Ventura, CA 93003
Sale Information Line: (866) 960-8299 <https://www.altisource.com/loginpage.aspx>

Trustee Sale Assistant
ECC/Santee Star 11/1,8,15/2024-147123

Estimated amount of unpaid balance, reasonably estimated costs and other

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the suc-

cessful bidder shall have no further recourse.

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